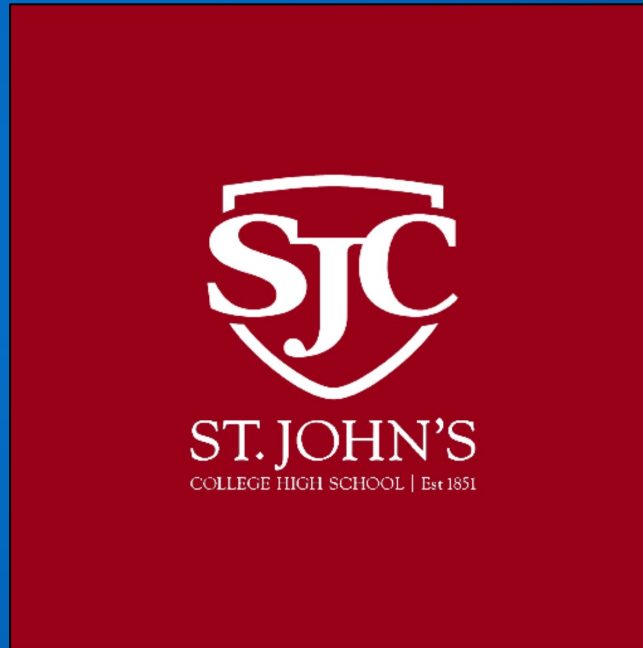


BZA Application No. 18929-B

St. John's College High School

2701 Military Road, NW (Square 2305, Lot 803)
Board of Zoning Adjustment – Sept. 25, 2024



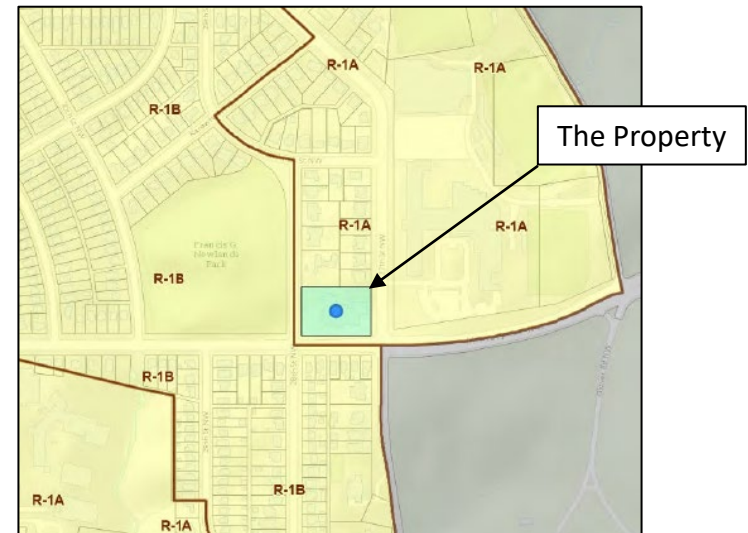
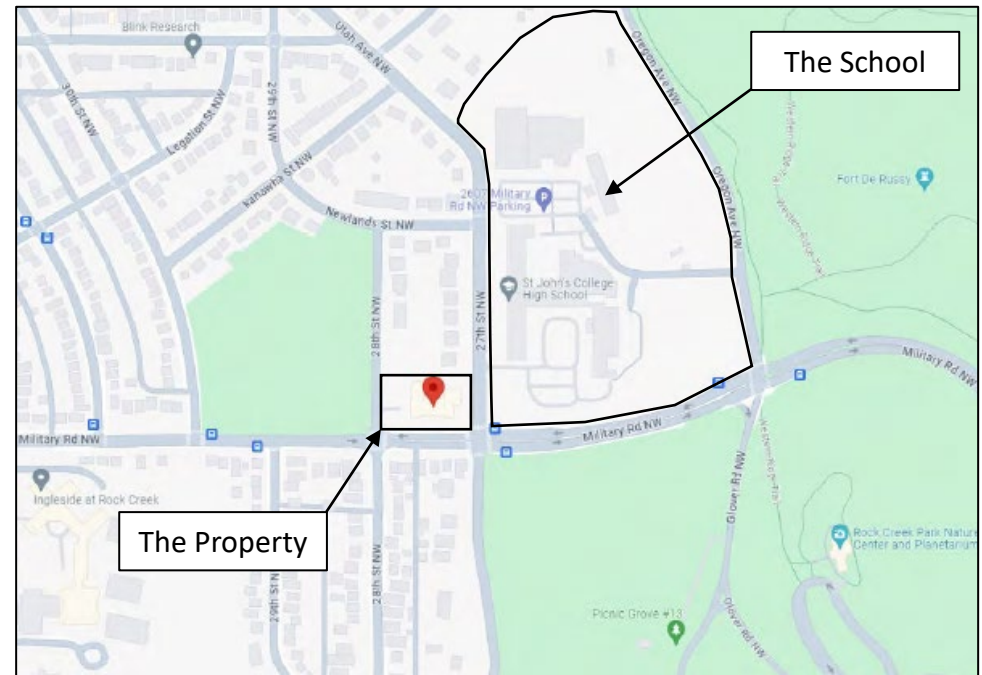
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Board of Zoning Adjustment
District of Columbia
CASE NO. 18929B
EXHIBIT NO.26

Property Location

- 2701 Military Road, NW is located across 27th Street, NW from the School's existing campus at 2607 Military Road, NW.
- Approx. 57,458 sq. ft. of land area.
- Located within the R-1A zone.
- Improved with a two-story building constructed around 1951; predating 1958 Zoning Regulations.



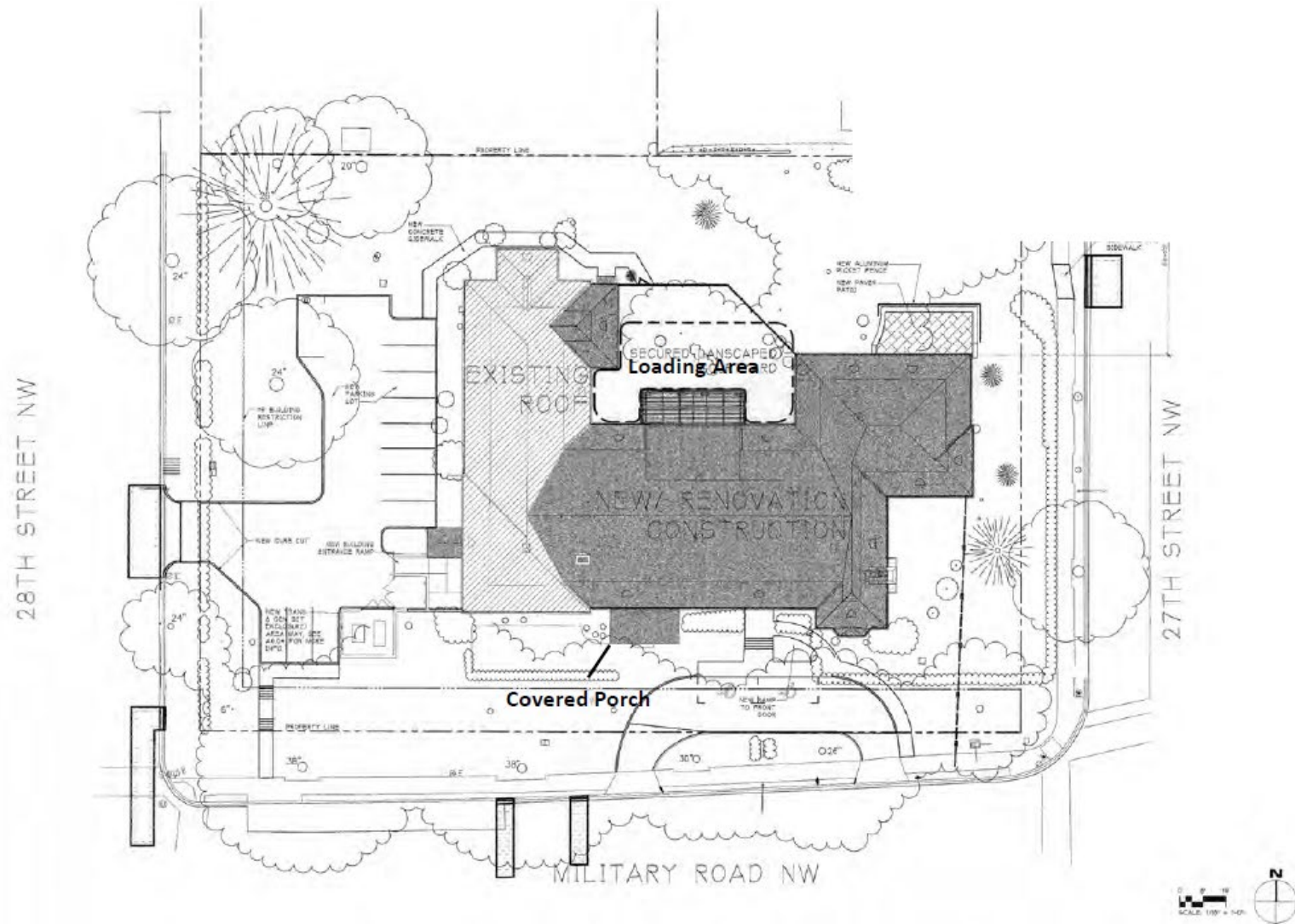
2701 Military Road, NW



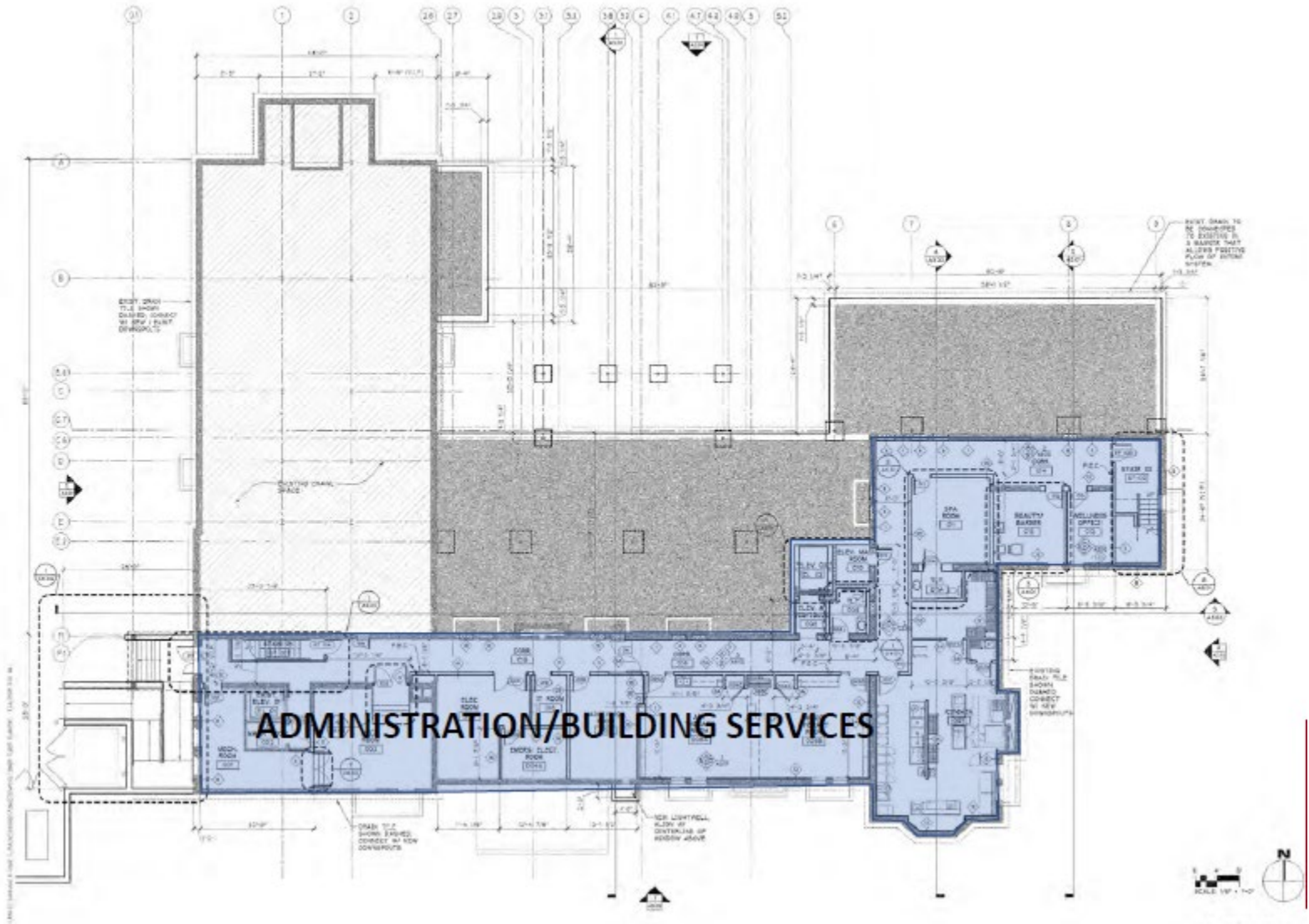
Application Overview

- Modification of BZA Order 18929-A to permit the expansion of the campus to include 2701 Military Road, NW.
 - The conversion of the existing building, which will be used for school administrative functions that support the private school, and for on site housing that will accommodate approx. 15-20 faculty and staff.
 - Of the existing 35,660 sq. ft., approx. 13,100 sq. ft. will be used for administrative space and will be located within the basement and portions of the the upper two floors, and approx. 22,560 sq. ft. will be used for faculty housing.
 - Existing parking and loading will remain on site.
 - The site will not be used for student activities, and the programming for all student services and classes will remain unchanged.

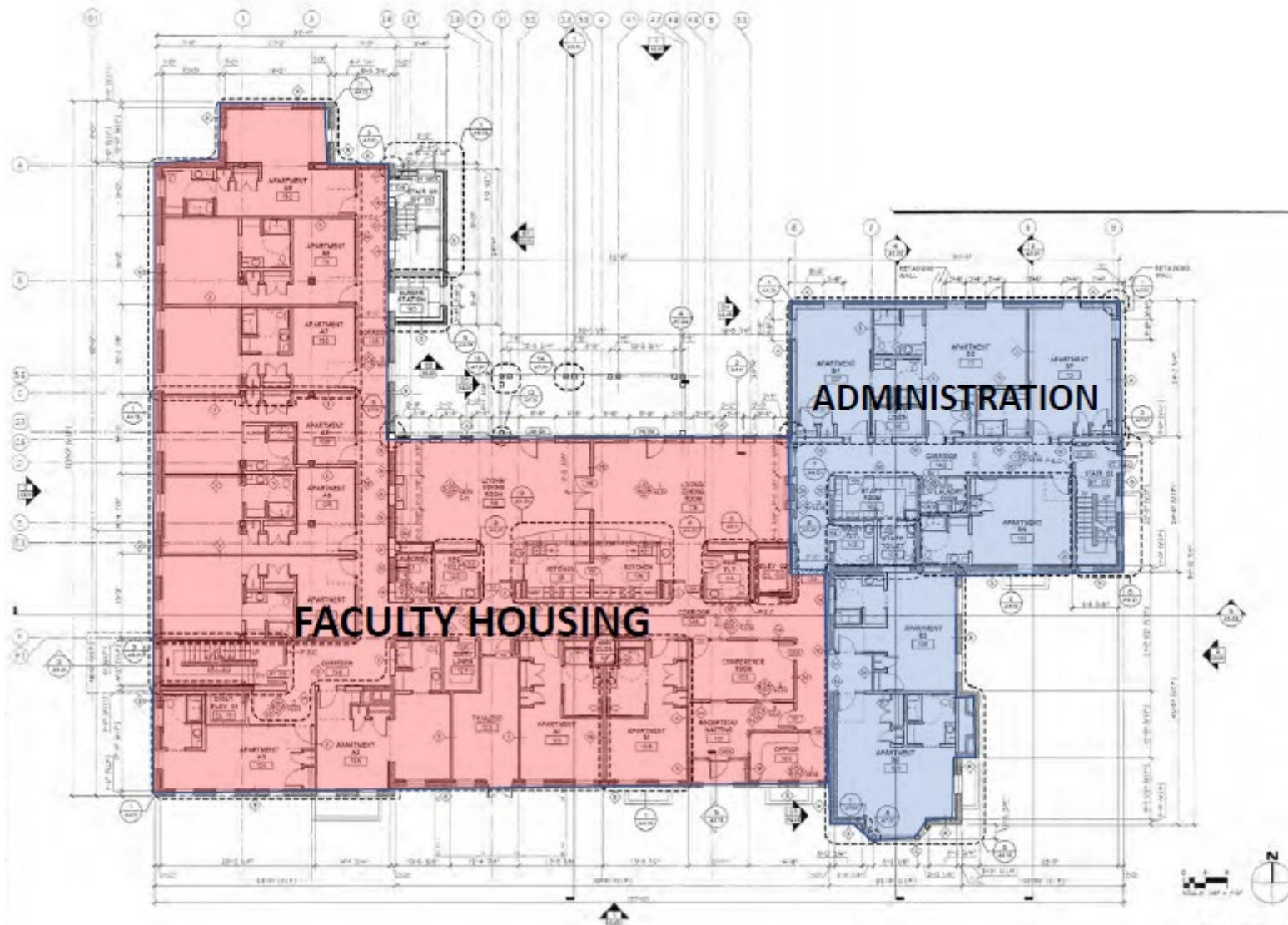
Site Plan



Lower Floor Plan



Typical Floor Plan



Application Overview & Standard of Review

- Approval will result in the modification of BZA Order Nos. 18929 and 18929-A to permit the School to use the Property for administrative functions and faculty housing.
- **Subtitle X § 104 & Subtitle Y § 704**
 - **11-X DCMR § 104.2** – Located so that it will not be objectional to adjoining/nearby properties because of noise, traffic, number of students, or other objectional conditions.
 - *Inclusion of the Property **will not increase the number of students, faculty, or staff**, there will be no exterior renovations, and it will not change the overall operations of the School*
 - **11-X DCMR § 104.3** – Development standards will mirror those of the underlying zone.
 - *N/A as there will be no additions or enlargements to the existing structure.*
 - **11-Y DCMR § § 704.2, 704.3** – Application shall comply with the submittal and filing fee requirements.
 - *See case record. Application includes all relevant information and filing fees.*
 - **11-Y DCMR § 704.5** – Application shall be served on all parties to the original application.
 - *See Certificate of Service. All relevant parties have been served.*
 - **11-Y DCMR § 704.9** – Filing shall not act to toll or extend the expiration of an underlying order.
 - *Application neither acts to toll or extend the expiration of the underlying orders.*

Application Overview & Standard of Review

- **Subtitle U § 203.1(m) & Subtitle X § 901.2**

- **11-U DCMR § 203.1(m)(1)** – Located so that it will not be objectional to adjoining/nearby properties because of noise, traffic, number of students, or other objectional conditions.
 - *Inclusion of the Property **will not increase the number of students, faculty, or staff**, there will be no exterior renovations, and it will not change the overall operations of the School.*
- **11-U DCMR § 203.1(m)(2)** – Shall provide ample parking space to accommodate students, teachers, and visitors.
 - *Inclusion of the Property will reduce traffic impacts due to the proposed use being less intensive than the existing center and because of the reduction in residents (50%), elimination of overnight staff, and fewer daytime staff. Property consists of 11 parking spaces, which complies with the requirements set forth in the Zoning Regulations. There is no change to required parking for the School.*
- **11-X DCMR § 901.2** – Will be in harmony with the general purpose and intent of the Zoning Regulations/Zoning Maps and will not tend to affect adversely the use of neighboring property.
 - *Institutional uses, such as schools, are appropriate uses in the R zones if approved by the BZA subject to specific conditions (see above). As discussed above, inclusion of the Property will not affect adversely the use of neighboring property.*

Community Outreach & OP/DDOT Support

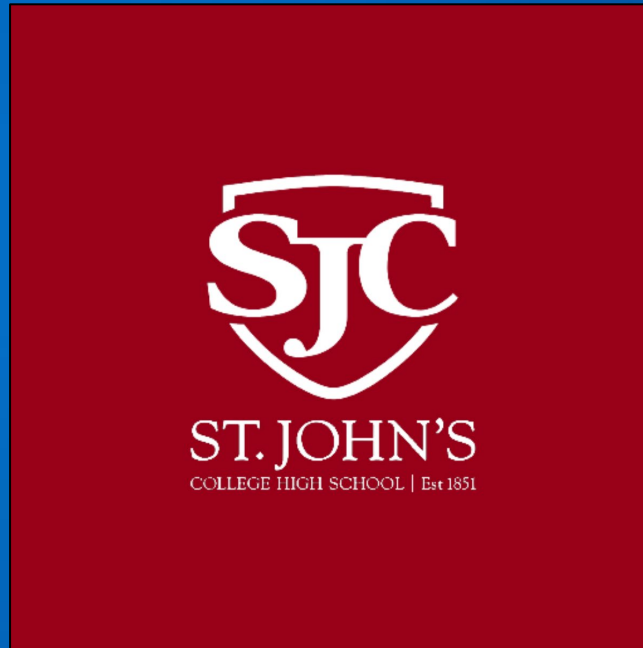
- **April 2024**: Applicant met with two ANC 3/4G Commissioners re: the application.
- **April 2024**: Hand delivered flyers to residents within the immediate neighborhood inviting them to an open house meeting re: the application.
- **April 25, 2024**: Open house community meeting with neighbors and two ANC 3/4G Commissioners re: the application.
- **May 1, 2024**: Applicant filed application with the Office of Zoning.
- **May 13, 2024**: ANC 3/4G Meeting. ANC 3/4G voted unanimously to support the application.

The Office of Planning recommends approval of the application, and DDOT expressed no concerns regarding the application. See Ex. 24.

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